

B-4460

2330-56 McCULLOH

BALTIMORE CITY, MD

This block is a fine example of a standard Baltimore, porch-fronted rowhouse, found in only a few places in the survey area. The row was built circa 1902. These rowhouses are two-story, two-bay structures with classical porches and marble steps. The brick surface is a brownish brick. Private access.

**D INVENTORY OF HISTORIC PROPERTIES FORM  
SANDTOWN-WINCHESTER SURVEY**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**1. Name of Property**

historic name N/A

other names/site number rowhouses/ B-4460 (preferred)

**2. Location**

street & number 2330-56 McCulloh St.

not for publication \_\_\_\_\_

city or town Baltimore

vicinity N/A

state Maryland

code MD

county

Baltimore City

code 510

zip code 21217

**3. State/Federal Agency Certification**

N/A

**4. National Park Service Certification**

N/A

**5. Classification**

**Ownership of Property (Check as many boxes as apply)**

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property (Check only one box)**

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

Contributing

14

Noncontributing

\_\_\_\_\_ buildings

\_\_\_\_\_ sites

\_\_\_\_\_ structures

\_\_\_\_\_ objects

\_\_\_\_\_ Total

14

SDI/NPS NRHP Registration Form  
(2330-56 McCulloh St.)  
(Baltimore City, MD)

B-4460  
(Page 2)

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

## 6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

## 7. Description

Architectural Classification (Enter categories from instructions)

Classical Revival

Materials (Enter categories from instructions)

foundation BRICK

roof

walls BRICK

other marble

METAL

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

SDI/NPS NRHP Registration Form  
(2330-56 McCulloh St.)  
(Baltimore City, MD)

B-4460  
(Page 3)

Period of Significance c. 1902-40

Significant Dates c. 1902

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder George J. Stein, developer

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

## 9. Major Bibliographical References

### Maps

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.  
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.  
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2, 3, and 7. New York: 1890, 1901, 1914, 1928.  
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Baltimore City Directories

Baltimore City Land Records

## 10. Geographical Data

Acreage of Property Lot = 15' x 103'5"

SDI/NPS NRHP Registration Form  
(2330-56 McCulloh St.)  
(Baltimore City, MD)

B-4460  
(Page 4)

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	—	—	—	3	—	—
2	—	—	—	4	—	—

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 3416, Lots 11-24

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians  
organization Robinson & Associates date July 1992  
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333  
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners, including Orchard St. Methodist Church  
street&number 2330 McCulloh telephone  
city or town Baltimore state MD zip code 21217

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 5 & 6 Page 1

2330-56 McCulloh Street  
name of property  
Baltimore City, Maryland  
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape  
Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: none

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7      Page 1

2330-56 McCulloh St.  
**name of property**  
Baltimore City, Maryland  
**county and State**

DESCRIPTION

This block constitutes a fine example of this standard Baltimore rowhouse type, found in only a handful of streets in the survey area. These rowhouses are elegant two-story, two-bay structures with classical porches, built between 1901 and 1914. They are early Daylight Houses--not yet transformed to the Colonial Revival look which would characterize the form at its maturity. Their form presents a rhythmic profile of white wooden and stone features which contrast with the darker brick surfaces.

Windows and doors generally have stone lintels and sills, though on the second floor these alternate between flat- and segmental-headed arches. Windows all have one-over-one double-hung sash, and doors are single-leaf with transoms. Porches are placed above raised basements, and have Ionic wooden columns on brick pedestals, molded railings, and turned wooden balusters. The columns carry a simplified entablature with a denticulated cornice. At the second story, a stamped metal cornice with Adamesque swags is separated by brackets set between every two houses.

B-4460

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8      Page 1

2330-56 McCulloh St.  
**name of property**  
Baltimore City, Maryland  
**county and State**

SIGNIFICANCE

Although the builder of these houses may not be known, these "Daylight Houses" appear to have been owned and possibly developed by a butcher who invested in the neighborhood as indicated by several listings of his name in the Block index for these years.

George J. Stein, a butcher residing at 1118 Hollins Street, invested in the Penn-North neighborhood, as did many other butchers. The "butcher's money" that developed much of the Sandtown-Winchester/Penn-North neighborhoods is presumably tied to the many slaughterhouses in the vicinity of the Pennsylvania/North intersection since the mid-19th century, and the existence of Butcher's Lane, which ran from the slaughterhouse area southwards through Sandtown to the city proper.

In a lease of July 16, 1902, George J. Stein leased a lot of ground on the southwest side of McCulloh Street at a distance of 76' southeasterly from the south corner of McCulloh and Whitelock to George H. and Kate C. Shafer. (Liber R.O. 2024, Folio 149.) The ground rent for the lot was \$72 per year.

In the City Directory of 1902, there is no George H. Shafer, but rather a George H. Shaffer (with two "ff"s), who is listed as a carpenter residing at 2452 McCulloh. Had Shaf(f)er been leased a group of lots, and listed as an individual party to the lease (i.e., without his wife), one might presume he was the builder. However, the fact that he and his wife leased only one lot suggests instead that he was a carpenter who wanted to move to one of the newer "Daylight Homes" being erected just down the street.



SANDTOWN-WINCHESTER/PENN-NORTH  
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4460

Neg. No. 7/26

Historic Name \_\_\_\_\_

Current Name/Use \_\_\_\_\_

Address(es) 2330-56 McCulloh Street

Resource/Property Type

- ☒ Rowhouses  
☐ Commercial Structure  
☐ Public/Institutional Building  
☐ Public Housing  
☐ Site  
☐ Other

☒ Attached  
☐ Freestanding

Note: \_\_\_\_\_

Stories 2 + B

Primary Material brick Secondary Material marble, stamped metal

Roof Form flat

No. of Bays in Unit/Facade 2 If Rowhouse: ☒ Flat Front ☐ Swell Front ☒ Porch

Window Type: ☒ Double-Hung  
☒ 1/1 Sash  
☐ 2/2 Sash  
☐ 2/1 Sash  
☐ Other Sash  
☐ Transom

Door Type: ☒ Single-Leaf  
☐ Double-Leaf  
☐ Number of panels (if visible)  
☒ Transom

Architectural Style "Daylight Houses"/Classical Revival Date c. 1901-14

**Summary/Noteworthy Features:** Fine example of this standard Baltimore type, found in only a few streets in the survey area. Stamped metal cornice with Adamesque swags. Windows and doors with stone lintels and sills; some 2nd floor windows stone segmental arches. Ionic porches with columns on pedestals. Turned balusters.

Alterations: ☐ Formstone ☐ Stucco  
☐ Vinyl/Aluminum ☒ Window/Door Changes  
☐ Awnings ☐ Missing Cornice Elements  
☐ First-Floor Use Change ☐ Other: \_\_\_\_\_

Status: ☒ Occupied ☐ Vacant ☐ Mixed  
NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl

Affiliation: Robinson & Associates

Date: February-April 1992

81  
100-220

674

675

WHITELOCK

DRUID HILL AV.

CLENDENIN

MCCULLOH

682

674

W. NORTH AV.

WHITELOCK

681

B-4460  
2330-56 McCulloh Street  
Baltimore, MD  
Sanborn Map, 1914

Scale of Feet

HOMELAND AV.

NOTRE DAME OF MARYLAND.

NOTRE DAME COLLEGE

SCALE 100 FT. TO AN INCH



B-4460  
2330-56 McCulloh Street  
Baltimore, MD  
Baltimore West Quadrangle



B- 4460

2356

2330



J. A. McIlhenny Jr

George H. Shafer (seal)

Katie W. Shafer (seal)

Juliet S. Leakin (seal)

State of Maryland Baltimore City to wit

I hereby certify that on this 14th day of July in the year nineteen hundred and three before me the subscriber a Notary Public of the State in and for the City of Baltimore aforesaid personally appeared George H. Shafer and Kate W. Shafer his wife and Juliet S. Leakin and severally acknowledged the foregoing deed to be their respective act witness my hand and seal notarial



J. Alex McIlhenny Jr  
Notary Public

Rec'd for record July 16th 1903 11:00 A.M. Same day recorded & ex'd. per. Holt & Co. Clk.

92 George J. Stein  
Lease to

16<sup>th</sup> George H. Shafer & wife

is Lease made this fourteenth day of July in the year one thousand nine hundred and three between George J. Stein of Baltimore City in the State of Maryland of the one part and George H. Shafer and Kate W. Shafer his wife of the same place of the second part Witnesseth that the said George J. Stein in consideration of the rent hereinafter expressed to be paid does lease unto the said George H. Shafer and Kate W. Shafer their executors administrators and assigns all that lot of ground and premises situate lying and being in the Baltimore City aforesaid and described as follows to wit Beginning for the same on the southeast side of McCulloh street at the distance of seventy six feet southeast from the south corner of McCulloh and Whitelock streets and running thence southeasterly on McCulloh street twelve feet to the centre of a partition wall there situate thence southwesterly parallel with Whitelock street and passing through the centre of said wall one hundred and twenty three feet to the centre of an alley twenty feet wide laid out parallel with Druid Hill Avenue thence northwesterly bounding on the centre of said alley with the use thereof in common twelve feet to intersect a line drawn southwesterly from the place of beginning parallel with Whitelock street and passing through the centre of another partition wall there situate and thence northeasterly on said line one hundred and twenty three feet to the place of beginning Being the same lot of ground which was conveyed unto the said lessor from said lessees and Juliet S. Leakin by deed dated July 14th 1903 and recorded prior to the recording of these presents Together with all improvements thereon made lanes alleys ways easements emoluments and advantages to the said ground belonging or in anywise appertaining To be held by the said George H. Shafer and Kate W. Shafer and their assigns and the survivor of them and the executor administrator and assigns of such survivor for the term of ninety nine years beginning on the day of the date of these presents they the said George H. Shafer and Kate W. Shafer their executors administrators or assigns yielding and paying unto the said George J. Stein his heirs or assigns the rent or yearly sum of seventy two dollars

B-4460

Lease (partial copy), 2330-56 McCulloh Street



1872.00) and that in even and equal half yearly instalments, accounting from the 15th day of July one thousand nine hundred and three over and above all deductions for taxes and assessments of every kind levied or assessed or hereafter to be levied or assessed on said demised premises or the rent issuing therefrom provided that if the said rent shall be in arrear in whole or in part at any time then it shall be lawful for the said George J. Stein his heirs or assigns to make distress therefor And provided also that if the said rent shall be in arrear in whole or in part for sixty days then it shall be lawful for the said George J. Stein his heirs or assigns to re-enter upon the hereby demised premises and hold the same until all the arrearages of rent thereon and all expenses incurred by reason of such non payment shall be fully paid And provided further that if said rent shall be in arrear for six months then the said George J. Stein his heirs or assigns may re-enter upon the premises hereby demised and hold the same as if this lease had never been made And the said George H. Shafer and Kate C. Shafer for themselves their heirs executors administrators and assigns covenant with the said George J. Stein his heirs and assigns to pay the aforesaid rent taxes and assessments when legally demandable And the said George J. Stein for himself his heirs executors administrators and assigns does hereby covenant with the said George H. Shafer and Kate C. Shafer their executors administrators and assigns that on payment by the said lessees their heirs executor administrators or assigns of said rent and performance of all covenants herein on their part to be paid and performed he the said George J. Stein his heirs executors administrators and assigns will warrant the property hereby leased from all claims thereon under or by said lessor or any person claiming by from or under him Also that at any time during this demise the said George J. Stein his heirs or assigns shall on payment to him or them of ten dollars as renewal fine execute and deliver or cause to be executed and delivered to the said George H. Shafer and Kate C. Shafer or the survivor of them his her or their executors administrators or assigns at his her or their request and cost a new lease of the above demised property for another term of ninety nine years to commence on the expiration of this subject to the same rent and with the same covenants so that the demise hereby created may be renewable and renewed from time to time forever Witness the hands and seals of the parties hereto

Test

J. A. Hilleary Jr

George J. Stein (seal)

George H. Shafer (seal)

Katie C. Shafer (seal)

State of Maryland Baltimore City to wit

I hereby certify that on this 15th day of July in the year one thousand nine hundred and three before me the subscriber a notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared George J. Stein George H. Shafer and Katie C. Shafer his wife and severally acknowledged the foregoing to be their act Witness my hand and seal notarial



SANDTOWN - WINCHESTER / PENN - NORTH

#B-4460

BALTIMORE, MD

ELIZABETH GO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

2330-56 McCULLOH ST.

VIEW FACING SOUTHEAST

ROLL 7/NEG 26

1 of 2





Sandtown-Winchester/Penn-North

#B-4460

Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical  
and Architectural Preservation

2330-56 McCulloh Street

VIEW FACING NORTHWEST

2 x 2

Roll 9/Nov 28